



City of Worcester Planning Board Meeting Agenda

Wednesday, December 22, 2021 at 5:30 PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

Board Members

Albert LaValley, *Chair*
Edward Moynihan, *Vice Chair*
Kevin Aguirre, *Clerk*
Conor McCormack

Contacting the Board's Office

The Planning and Regulatory Services
Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room
404, Worcester, MA 01608
Hours: M-F, 8:30 am-5:00 pm
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: [www.worcesterma.gov/
planning-regulatory](http://www.worcesterma.gov/planning-regulatory)

The Planning Board is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Marisa Lau, Senior Planner
Stephen Cary, Planning Analyst
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Susan Daly, Staff Assistant

Upcoming Meetings

January 12, 2022
February 2, 2022
February 23, 2022
March 16, 2022
April 6, 2022
April 27, 2022
May 18, 2022
June 8, 2022
June 29, 2022
July 20, 2022
August 10, 2022
August 31, 2022
September 21, 2022
October 12, 2022
November 2, 2022
November 30, 2022
December 21, 2022

This Worcester Planning Board meeting will be held **in-person** at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer
<https://cow.webex.com/meet/planningboardwebex> or
- **Call 415-655-0001 (Access Code: 160 171 4991)**

Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.

Application materials may be viewed online at:

<http://www.worcesterma.gov/planning-regulatory/boards/planning-board>
or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send **written comments**, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Call to Order – 5:30 pm

Requests for Continuances, Extensions, Postponements, and Withdrawals

Old Business

1. 573 Grafton Street (PB-2021-020)

- a. Public Meeting – Definitive Site Plan

New Business

2. 47R Fourth Street (PB-2020-072)

- a. Public Meeting – Definitive Site Plan
- b. Public Hearing – Special Permit to allow a Cluster Group of Single-Family Dwellings

3. 1103 Millbury Street (PB-2020-076)

- a. Public Meeting – Definitive Site Plan

4. 4 Henschman Terrace (PB-2021-060)

- a. Public Meeting – Definitive Site Plan

5. 4 & 14 Velander Street & the Velander Street Right-of-Way (PB-2021-064)

- a. Public Meeting – 81-G Street Opening
- b. Public Meeting – Definitive Site Plan
- c. Public Hearing – Definitive Plan – More than One Building on a Lot

New Business

6. 15 Waban Avenue & the Waban Avenue & Porter Street Right-of-Ways (PB-2021-073)

- a. Public Meeting – Definitive Site Plan
- b. Public Meeting – 81-G Street Opening (Porter Street) & Chapter 12 Section 12 (Waban Avenue)
- c. Public Hearing – Definitive Frontage Subdivision Plan

7. 700 Plantation Street (PB-2021-076)

- a. Public Hearing –
 - i. Amendment to Special Permit to allow expansion, alteration, change of pre-existing non-conforming uses within the Water Resource Protection Overlay District
 - ii. Amendment to Special Permit to allow more than 20% impervious surface within the Water Resource Protection Overlay District

8. 75 Quinsigamond Avenue (PB-2021-079)

- a. Public Meeting – Definitive Site Plan

9. 49 Chilmark Street (PB-2021-083)

- a. Public Meeting – Definitive Site Plan

10. 16 Salisbury Street & parts of 17 Lincoln Square, the former Prescott Street Right-of-Way, Lincoln Street & the Ernest S. Johnson Underpass (PB-2021-084)

- a. Public Meeting – Definitive Site Plan

11. Garrison Avenue Right-of-Way (Clark Street North +/- 275 feet) (ST-2021-008)

- a. Public Hearing – Removal of a Private Street from the City's Official Map

12. 110 Webster Street (ZA-2021-007)

- a. Public Hearing – Zoning Map Amendment

Other Business

13. Approval Not Required (ANR) Plans(s)

- a. 2 & 4 Ararat Street (Public) (AN-2021-076)
- b. 21 Iowa Street (Public) (AN-2021-77)
- c. 663 Burncoat Street (Public) (AN-2021-079)
- d. 48 Northboro Street (Public) (AN-2021-080)
- e. 16 Salisbury Street, 17 Lincoln Square & abutting land (Public) (AN-2021-081)

14. Subdivisions

- a. Burncoat Heights
 - i. Request for Final Release of Surety

15. Discussion of Board Policies and Procedures

16. Approval of Minutes – 11/15/2021 & 12/1/2021

Adjournment